The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section \_\_\_\_\_\_ 203.3C to permit a double-faced freestanding sign 64 square feet, and a sign 19 square feet affixed to the building in lieu of the required 8 square feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) A new office building is now being constructed on the premises and a prospective Tenant for the entire first floor must have sufficient signs to identify the proposed office to the public. ググ Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of at ove Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that 1/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: 9524 Corporation (Type or Print Name) Orville M. Jones President 6.F. 9533 Belair Road, 21200 (Type or Print Name) K-40,930 City and State E-41,910 Attorney for Petitioner: Romadka, Gontrum, Hernegan & Foos 9533 Belair Road 256-6630 (Type of Print Name) ---Baltimore, Wary and 21236.---809 Eastern Blud Name, address and phone number of legal owner, contract purchaser or representative to be contacted Orville M. Jones Baltimore, Maryland 21221 City and State 9533 Belair Road 256-6630 ... Attorney's Telephone No.: \_\_\_\_\_ ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day August 19 87, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 87 9:30 October County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock ESTIMATED LENGTH OF HEARING -1/CHR. / AVAILABLE FOR HEARING MON ATULS . / WED. - NEXT TWO MONTES ADDRESS: 9533 BELAIR ROAD ELECTION DISTRICT: 11TH Beginning for the same at the intersection formed by the northwest side of Belair Road, 66 feet wide and the northeast side of Klausmeier Road, 40 feet wide formerly known as Dengler Road and shown on a Plat of "Dengler Heights", dated July 21, 1937, and recorded in Baltimore County Plat Book C.W.B.Jr No 12, folio 18, and running thence binding on the northwest side of said Belair Road and across the fronts of lots Nos. 92,91, and 90 on said Plat North 47 degrees 32 minutes East 150 feet thence along part

of the northeast side of said Lot No. 90 42 degrees 28 minutes

West 135 feet thence across said Lots No. 90, 91, and 92 and

parallel to said Belair Road South 47 degrees 32 minutes West

150 feet to the northeast side of Klausmeir Road Thence binding

on the northeast side of said Klausmier Road and on part of the

Southwest side of said Lot no. 90 South 42 dagrees 28 minutes

East 135 feet to the place of beginning.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

IN RE: PETITION FOR ZONING VARIANCE NW/cor. of Belair Road and DEPUTY ZONING COMMISSIONER Klausmeier Road (9533 Belair Road) OF BALTIMORE COUNTY 11th Election District 5th Councilmanic District Case No. 88-121-A 9524 Corporation -. . . . . . . . . . . FINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioner herein requests a variance to permit a double-faced freestanding sign of 64 sq.ft. and a sign affixed to the building of 19 sq.ft., both in lieu of the permitted 8 sq.ft. each, as more particularly described in Petitioner's Exhibit 1. The Petitioner, by Orville M. Jones, its President, appeared and testified and was represented by Counsel. Also appearing on behalf of the Petition was Sharon Blough, Branch Manager for Long & Foster Realtors. There were no

Testimony presented indicated that the property in question is located on the corner of Belair and Klausmeier Road and zoned R-O. The property is impoved with a new office building, half of which has been leased to Long and Foster Realtors. The Petitioner proposes constructing a freestanding, double-aced sign with one 4' x 4' area for placement of a standard identification sign for Long and Foster Realtors, and four 1' x 4' areas for identification of any other tenants who may rent space.

Additionally, the Petitioner proposes affixing a 1' x 19' sign to the building along its front corner facing Belair Road. The Petitioner submitted as Exhibit 2, four pictures showing the large, attractive building on the site and the surrounding property. The Petitioner contends that the size of the sign permitted by Section 203.3C of the Baltimore County Zoning Regulations (BCZR) is too small and lacks the necessary visibility for a Class B Office Building of

would not permit a large enough sign to make the building identifiable from the street. The Petitioner noted that the speed limit on Belair Road is 40 mph. The Petitioner contended the proposed signs were designed to make the Building easily identifiable to passing traffic without causing any traffic hazard. The Petitioner contends the proposed sign would not be out of line with presently existing signs on Belair Road within the vicinity of the subject property.

The Petitioner seeks relief from Section 203.3C pursuant to Section 307 of the BCZR.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property.

McLean v. Soley, 270 Md. 208 (1973).

It is clear from the testimony that if a variance from Section 203.3C was granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that strict compliance with the BCZR would result in practical difficulty or unreasonable hardship upon the Petitioners if a variance was not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons stated above, a variance should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this \_\_\_\_\_\_ day of December, 1987, that a double-faced freestanding sign

of 48 sq.ft. total (24 sq.ft. on both sides) and a sign affixed to the building of 19 sq.ft., both in lieu of the permitted 8 sq.ft. each, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The proposed 1' x 19' sign to be attached to the building is restricted to the design depicted on Petitioner's Exhibit 1

3) A revised drawing for the proposed freestanding sign, which shall not exceed 48 sq.ft. total (24 sq.ft. both sides), shall be submitted to the Deputy Zoning Commissioner for approval prior to the installation of the sign.

 Illumination of the sign shall not be permitted after 10:00 PM any evening or before 7:00 AM any morning.

5) The freestanding sign shall be no closer than 10 feet from the corner curb of Klausmeier Road and Belair Road.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE

11th Election District - 5th Councilmanic District

Cuse No. 88-121-A

OCATION: Northwest Corner of Belair Road and Klausmeier Road (9533 Belair Road)

DATE AND TIME: Monday, October 5, 1987, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a double-faced free-standing sign 64 square feet and a sign of 19 square feet attached to a building in lieu of the required 8 square feet

Being the property of 9524 Corporation, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BLFORE THE ZONING COMMISSIONER

NW Corner Belair & Klausmeier

Rds. (9533 Belair Rd.) : OF BALTIMORE COUNTY

9524 CORPORATION, Petitioner Case No. 88-12

11th District

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Romadka, Gontrum, Hennegan & Foos, 809 Eastern Bivd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Hax Zimmerman

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204

J. ROBERT HAINES
ZONING COMMISSIONER .

AMN:bis

September 29, 1987

John B. Gontrum, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE

NW/cor. Belair Rd. and Klausmeier Rd.

(9533 Belair Rd.)

11th Election District - 5th Councilmanic District

9524 Corporation - Petitioner
Case No. 88-121-A

Dear Mr. Gontrum:

This is to advise you that \_\_\_\_\_\_ is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office. Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

*	`			
Sinc	erely,			
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X	Cherj ROBERT H	ATNES	irle	15.
Zon	ing Comma	issione	er	ji K
TON	-mod	ý,		9 3 4 4

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10/5/87

SICN & POST
RETURNED
9524 Corporation, 9533 Felair Rd., Relto.,
RECEIVED
NA. 21236
ADVERTISING & POSTING COSTS RE CASE 198-121-A

VALIDATION OR SIGNATURE OF CASHIER

AUG 10 1988

No. 37938

RICHARD H. TRAINOR Secretary Maryland Department of Transportation HAL KASSOFF State Highway Administration John B. Gontrum, Esquire Department of Public Works CERTIFICATE OF POSTING August 31, 1987 809 Eastern Boulevard Bureau of Traffic Engineering • Courts Building, Suite 405 ZONING DEPARTMENT OF BALTIMORE COUNTY Baltimore, Maryland 21221 Towson, Maryland 21204 494-3554 July 9, 1987 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE RE: Baltimore County Mr. A. Jablon NW/cor. Belair Rd. and Klausmeier Rd. Item #552 Property Owner: 9524 Zoning Commissioner County Office Building Towson, Maryland 21204 Att: James Dyer (9533 Belair Rd.) Petitioner: 9574 Corpora fion 11th Election District - 5th Councilmanic District Corporation Location: NW/C Belair Location of property: NW/cov. Baloir Rd. + Hau smelin Rd. 9524 Corporation - Petitioner Case No. 88-121-A Road (Maryland Route 1-N) 9573 Boloir R4 and Klausmier
Existing Zoning: R.O.
Proposed Zoning: Variance
to permit a double faced 9:30 a.m. Appren 15' fx nodway, on pro-ty of Paliture July 29, 1987 Monday, October 5, 1987 freestanding sign 64
sq. ft., and a sign 19
sq. ft. affixed to the
building in lieu of the
required 8 sq. feet PLACE: Room 106, County Office Building, 111 West Chesapeake Posted by Manuely Date of return: 1/1/17 Avenue, Towson, Maryland Mr. Arnold Jablon Number of Signe: Area: .46 acres District 11th Zoning Commissioner County Office Building Towson, Maryland 21204 Dear Mr. Jablon: Dear Mr. Jablon: The Bureau of Traffic Engineering has no comments for items number 541, 542, 543, 544, 547, 548, 549, 550, and 552 A STATE OF THE PROPERTY OF On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Higwhay Administration Beautification Section, c/o Morris Stein (333-1642), for all comments relative to zoning. \$ 22.90 Petition For 2 **િ** Times Very truly yours, Very truly yours, Zoning Variance Ith Riection District
oth Councilmente District
Case No. 88-121-A
LOCATION: Northwest Corner of
Belair Road and Klausmeier Road
(9633 Belair Road)
DATE AND TIME: Monday, October 5, 1987, st 9:30 a.m.
PUBLIC HEARING: Room 108,
County Office Ruilding, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore John Meyers/cor Middle River, Md., Apt 17 1987

This is to Certify, That the annexed

Peter - 9528 Coup.

Reg # m 5198 John Meyers-Asst. Bureau Chief Michael S. Flanigan Traffic Engineer Associate II Zoning Commissioner of Baltimore County by: George Wittman MSF:lt JRH:med cc: Mr. Orville M. Jones JM-GW/es BALTIMORE COUNTY, MARYLAND No. 37684 more County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit a double-faced free-standing sign 64 sequare feet attached to building in tieu of the required 8 square feet.

Being the property of 9524 Cornoration, as shewn on plat plan file d with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be isneed within the thirty (300 day appeal period. The Zoning Commissioners will, however, satertain any requesting a stay of the isnance of eaid persist during this period for good cause and the same of the 9533 Belair Road OFFICE OF FINANCE - REVENUE DIVISION was inserted in the Times, a newspaper printed Baltimore, Maryland 21236 cc: Morris Stein w/att. MISCELLANEOUS CASH RECEIPT and published in Baltimore County, once in each 01-615 ZONING OFFICE My telephone number is 333-1350 Teletypewriter for impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5062 Statewide Toli Free
707 North Calvert St., Baltimore, Maryland 21203-0717 B B155\*\*\*\*\*1000018 82/2F The second second second CERTIFICATE OF PUBLICATION BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE sublished in THE JEFFERSONIAN, a weekly newspaper printed Baltimore County Fire Department BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE and published in Towson, Baltimore County, Md., appearing on Mr. J. Robert Haines Towson, Maryland Ci204-2586 Date September 16, 1987 TO Zoning Commissioner Sept 17, 10 87 494-4500 July 14, 1987 Paul H. Reincke Norman E. Gerber, AICP FROM Director of Planning and Zoning COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Mr. Armold Jablon Susan Senders Obrect Zoning Commissione: SUBJECT Zoning Petition No.88-121-A Office of Planning and Zoning Romadka, Gontrum, Hennegan & Foos Baltimore County Office Building 809 Eastern Boulevard Towson, MD 21204 Baltimore, Maryland 21221 This office is opposed to the granting of the subject request. Such a RE: Item No. 552 - Case No. 88-121-A Re: Property Owner: 9524 Corporation sign is not, in our opinion, necessary for directional purposes, and from Petitioner: 9524 Corporation our experience, reader boards tend to distract and cause attention problems Fetition for Zoning Variance Location: NW/C Belair Road and Klausmier Bureau of Engineering Zoning Agenda: Meeting of 7/7/87 Item No.: 552 Department of Traffic Engineering By Order Of

J. ROBERT HAINES

Zoning Commissioner

of staltimese County The Zoning Plans Advisory Committee has reviewed the plans Gentlemen: State Roads Commission submitted with the above-referenced petition. The following Bureau of Fire Prevention Pursuant to your request, the referenced property has been surveyed by this comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties Bureau and the comments below marked with an "X" are applicable and required Health Department are made aware of plans or problems with regard to the to be corrected or incorporated into the final plans for the property. development plans that may have a bearing on this case. The Project Planning ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department Director of Planning may file a written report with the Building Department Zoning Commissioner with recommendations as to the suit-Board of Education ability of the requested zoning. foning Administratio of Public Works. Enclosed are all comments submitted from the members of the NEG: KAK: dme Industrial Development Committee at this time that offer or request information on ( ) 2. A second means of vehicle access is required for the site. cc: Ms. Shirley M. Hers, Legal Assistant, People's Counsel your patition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, ( ) 3. The vehicle dead end condition shown at any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the EXCEEDS the maximum allowed by the Fire Department. date of the enclosed filing certificate and a hearing scheduled accordingly. ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-BALTIMORE COUNTY OFFICE OF PLANNING & ZONING tection Association Standard No. 101 "Life Safety Code," 1976 edition Chairman prior to occupancy. County Office Building Zoning Plans Advisory Committee 111 W. Chesapeake Avenue ( ) 6. Site plans are approved, as drawn. Towson, Maryland 21204 JED:kkb ( x) 7. The Fire Prevention Bureau has no comments at this time Your retition has been received and accepted for filing this Enclosures cc: George W. Stephens, Jr. and Associates 303 Allegheny Avenue Towson, Maryland 21204

ZOMMA OFFIC









